

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: April 26, 2009**

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:00 p.m.

ROLL CALL

The Executive Director called the roll:

Present Absent

Paul F. Waldman

Barbara Fields

Dolores Cascella

Jaime Castillo

Dorothy Waters

JT. Taylor

Robert Clarkin

Hilary Silver

Raymond Murphy

Nicholas Narducci (Excused)

John Iglioizzi

Nine members were present, constituting a quorum.

RESIDENTS' COMMENTS

There were no Resident comments.

APPROVAL OF MINUTES (March 26, 2009)

Chairman Waldman called for approval of the March 26th meeting minutes. Commissioner Fields moved approval of the minutes. Commissioner Waters seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

CHAIRMAN'S REPORT

Board Retreat Feedback & Evaluation

Chairman Waldman stated that the board retreat went well. Per the evaluation forms, most of the commissioners thought that Whispering Pines was above average or excellent, and that the sessions presented were also above average or excellent.

By-Laws Update

Chairman Waldman also stated that although the work has been done on updating the board bylaws, they can not be voted on tonight because they must be distributed to each board member at least one week before the vote. He suggested that the resolution be tabled

until next month's meeting. The vote will take place at the next meeting.

He mentioned several suggestions that the Executive Director had commented on before the meeting. The Executive Director strongly suggested that the section on choosing the Executive Director remain at "majority of the board," rather than two-thirds. The other suggestions were to refer to the state law's citation on terminating a commissioner rather than writing it all out in the by-laws. By-laws are meant to be succinct; policies should be in the Board Policies Manual.

Schedule Board Policies Session

Chairman Waldman stated that the board will meet ½ hour before the next regular board meeting to work on the updates to the board policies, and that the commissioners should read and study the policies before the meeting.

COMMITTEE REPORTS

Asset Management/Capital Improvements Committee

Commissioner Fields presented the report to be entered into the record. [See the attached report.]

Budget, Finance & Audit Committee

Commissioner Murphy presented the report to be entered into the record. [See the attached report.]

Resident Services Committee

There is no report this month.

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report Highlights

The Executive Director stated that the Monthly Management Report is included in each Commissioner's packet. This month there are surpluses at each AMP and the Central Office. HUD has still not given us the final proration for this year's budget, but we are basing our calculations on 82%. The final proration will probably be slightly higher. Occupancy is very high this month at more than 98%.

Attention to Items in Board Packet

Each month one or more articles related to public housing will be included in each Commissioner's packet in order to provide Commissioners with information on housing issues. This month's packet includes the following:

- An article from the HUD Washington Update Newsletter about the nomination of Sandra Henriquez, Chief of Public Housing in Boston, for Assistant Secretary for Public and Indian Housing.**
- An article from The Center on Budget and Policy Priorities about the need for more housing vouchers to stem the increase in homelessness.**
- An article by Taylor Caswell from the Funders Together website about energy efficiency in public subsidized housing.**

- An article from the April 2009 issue of Multi-Housing News about the future funding of multifamily housing by Fannie Mae and Freddie Mac.

Stimulus Bill Status Report

The Executive Director stated that the projects are moving along quickly including \$3 million of site improvements at many of the AMPs, accelerated unit turnarounds utilizing resident painters from the Home to Work Painter Program, and new porches and painting at the scattered sites.

Capital Fund Program/CFFP Status Report

The Executive Director also stated that the PHA is in the process of working on \$8 – \$9 million of improvements through the Capital Fund Financing Program. These improvements include work at all of the AMPs including repairs to building exteriors and roofs, walkways, parking lots and driveways, doors and windows, and floors and hallways.

Energy Performance Contract Status Report

The Executive Director stated that the Energy Performance Contract with Ameresco is 70% complete. 62 boilers have been replaced with new boilers that have a 94% efficiency rating, and the plants at most of the family developments have been decentralized. A co-generation plant is being built at the old central plant at Chad Brown that will generate power we will receive credit for through National Grid.

He referred the Commissioners to the Monthly Management Report for the status report (process & financial) on all Capital Fund, Energy and stimulus fund projects.

Prisoner Reentry Program

The Executive Director stated that there was a resolution on the board's agenda that he recommends be tabled until the next meeting, until further information could be obtained from the sponsors. The Prisoner Reentry Program involves a number of groups in the city that the city has partnered with to deal with prisoners released from the ACI. Many of these prisoners live in Providence. The program involving the PHA would be a pilot program to allow prisoners released from the ACI to return to their families if they live in public housing. Our current policy prohibits this. This program would involve up to 25 returning prisoners, who had exhibited contrition, have been counseled, will continue counseling, once released, and are tracked by the sponsoring agency.

The Executive Director stated he supports the program in theory, but needed more assurances from the group before advising the board.

Presentation: Chad/Ad/Sun

Monica Almeida, Manager of AMP 01, which includes Chad Brown, Admiral Terrace, and Sunset Village, presented a slide show about the development. Commissioner Clarkin asked if the PHA had considered using fake security cameras at Chad Brown, and the

Executive Director stated that our legal counsel had advised against it.

Commissioner Silver asked how many of the children at the development were taking advantage of the programs offered by the Boys and Girls Club at the Tavares Center, and Ms. Almeida stated that 57% of the children are attending. [See the attached report.]

RESOLUTION(S)

Resolution #4174

Resolution authorizing the approval of several amendments to the current by-laws.(Tabled until next meeting)

Resolution #4175

Resolution authorizing certain changes in the PHA's Admission Policy as it relates to certain individuals released from prison. Commissioner Clarkin moved that the vote be tabled until the next meeting, with Commissioner Fields seconding the motion. A vote was taken. There was no opposition by members present.

OLD BUSINESS

The Executive Director stated that the PHA has received a ROSS Grant from HUD for \$649,000 that will fund Resident Service Coordinator positions at the family developments.

NEW BUSINESS

Beth Herosy, Administrative Assistant, asked that the commissioners return their life insurance forms by Monday in order to comply with the insurance company deadline.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion from Commissioner Clarkin, which was seconded by Commissioner Fields, to adjourn the meeting at 5:50 p.m.

Submitted by: Approved by:

Beth Herosy Stephen J. O'Rourke
Recording Secretary Executive Director